

MEMORANDUM

TO: District of Columbia Board of Zoning Adjustment

FROM: Stephen J. Mordfin, AICP, Case Manager
Joel Lawson, Associate Director Development Review

DATE: November 6, 2012

SUBJECT: BZA Case 18441, 1001 1st Street, N.W. / 88-98 L Street, N.W. / 43 K Street, N.W.

I. OFFICE OF PLANNING RECOMMENDATION

The Office of Planning (OP) recommends **approval** of the following:

- § 2116.5 (Accessory parking may be located elsewhere if a special exception is granted by the Board of Zoning Adjustment (BZA)).

II. LOCATION AND SITE DESCRIPTION

| | |
|------------------------------------|---|
| Address | 1001 1 st Street, N.W. / 88-98 L Street, N.W. / 43 K Street, N.W. |
| Legal Description | Square 621, Lots 861 and 862 |
| Ward | 6 |
| Lot Characteristics | Level rectangular lot with no alley access |
| Zoning | C-2-A: Moderate density community business center C-2-C: High density community business center |
| Existing Development | Five-story sixty-unit apartment building, including six townhouse-style units recently constructed on Lot 861, and thirty surface parking spaces located on Lot 861 and Lot 862 |
| Adjacent Properties | North: Across L Street, low-rise apartments South: Across K Street, row houses and nursing home East: Across 1 st Terrace, vacant land and low rise apartments West: Across 1 st Street, Walker-Jones Education Campus |
| Surrounding Neighborhood Character | Mixture of residential and institutional uses |

III. APPLICATION IN BRIEF

The subject property is improved with a 60-unit multi-family apartment building and thirty surface parking spaces, as required by the Zoning Regulations. The entire complex is located on one record lot, which has been divided into two tax lots. The applicant proposes to subdivide the record lot into two record lots, similar to the two existing tax lots. Sixteen of the existing parking spaces are currently located on one of the tax lots, Lot 861, with the existing building. Prior to subdivision four of the spaces would be relocated from Tax Lot 862 to Tax Lot 861, with the result that ten of the required parking spaces would be located off-site after subdivision.

Tax Lot 862 is proposed to be developed with a 133-unit residential apartment building and 43 parking spaces, all but four of which would be located within a below-grade parking garage. The remaining four would be surface spaces. Thirty-three of the new spaces would be required for the proposed building, with the remaining ten reserved for the existing building.

IV. ZONING REQUIREMENTS and REQUESTED RELIEF

| C-2-A/C-2-C | Regulation | Existing | Proposed | Relief |
|----------------|----------------|-----------|-----------|---------------------------------|
| Parking § 2101 | 30 spaces min. | 30 spaces | 30 spaces | Permit 10 spaces to be off-site |

V. OFFICE OF PLANNING ANALYSIS

Special Exception Relief pursuant to § 2116.5, Location of Parking Spaces

i. ***2116.6 The Board shall determine that it is not practical to locate the spaces in accordance with § 2116/2 for the following reasons:***

- a. *Unusual topography, grades, shape, size, or dimensions of the lot;*
- b. *The lack of an alley or lack of appropriate ingress or egress through existing or proposed alleys or streets;*
- c. *Traffic hazards caused by unusual street grades; or*
- d. *The location of required parking spaces elsewhere on the same lot or on another lot would result in more efficient use of land, better design or landscaping, safer ingress or egress, and less adverse impact on neighboring properties.*

The location of the spaces on another lot would result in better design. The applicant is unable to either construct additional surface parking on Tax Lot 861 due to a lack of space, or construct below-grade parking beneath the existing structure. More efficient use of land would be achieved as the proposed new building and parking would be designed to accommodate the ten spaces necessary for the existing residences. Vehicular ingress and egress would be shared between the lots, reducing the number of curb cuts necessary as the subject property is not served by an alley and increasing safety by minimizing potential conflicts with pedestrians across sidewalks. With the exception of the ten parking spaces, access to parking would be maintained during construction of the new building.

2116.7 When the accessory parking spaces are to be located elsewhere than on the lot upon which the building or structure they are intended to serve is located, the parking on adjacent lots or lots separated only by an alley from the lot upon which the building or structure is located, shall be preferred.

The accessory parking spaces would be located on the adjacent lot to the south.

2116.8 The accessory parking spaces shall be located so as to furnish reasonable and convenient parking facilities for the occupants or guests of the building or structures that they are designed to serve.

The accessory parking spaces would be located on the adjacent lot to the south. They would be designed and designated for use by the occupants of the existing development, within close proximity to the parking spaces currently in use, a convenient location to the existing building.

2116.9 The may impose conditions on any accessory or on-accessory parking spaces as to screening, coping, setbacks, fences, the location of entrances and exits, or any other requirement it deems necessary to protect adjacent or nearby property. It may also impose other conditions it deems necessary to assure the continued provision and maintenance of the spaces.

The applicant recorded an easement agreement in the Land Records of the District of Columbia requiring the owner of Tax Lot 862 to operate, maintain and repair as necessary the parking spaces on Tax Lot 862 for the residents of Tax Lot 861, to assure the continued provision and maintenance of the spaces.

ii. Is the proposal in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps?

The request would provide for off-street parking, as required by the Zoning Regulations, to be provided for both the existing and proposed buildings in locations convenient and accessible to the residents.

iii. Would the proposal appear to tend to affect adversely, the use of neighboring property?

Adequate parking, including ingress and egress from public streets, would be provided as required without the need to use, cross or otherwise impact neighboring properties.

VI. COMMENTS OF OTHER DISTRICT AGENCIES

No comments were received from other District agencies.

VII. COMMUNITY COMMENTS

ANC 6C, at its regularly scheduled meeting of October 10, 2012, voted to support the application.

Attachment: Location Map

